

5<sup>th</sup> November 2015

You are summoned to attend a meeting of the PLANNING COMMITTEE to be held at 7:00pm in the Council Chamber at the address below on Monday 9<sup>th</sup> November 2015 Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.



Town Clerk

### Committee Members

Cllr Arnold	Cllr Parry
Cllr Busvine <b>OBE</b>	Cllr Parson
Cllr Canet	Cllr Piper
Cllr Chakowa	<b>Chairman</b> - Cllr Raikes
Cllr Clayton	Cllr Schneider
Cllr Eyre	Cllr Towell
Cllr Hogarth – <b>Vice Chairman</b>	Cllr Waite
Cllr Mrs Parry	Cllr Walshe

### PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

### AGENDA

Apologies for absence

- 1 REQUESTS FOR DISPENSATIONS  
To consider written requests from Members which have previously been submitted to the Town Clerk and approved by the Town Council to enable participation in discussion on items on the agenda in which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

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2 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

3 MINUTES

(a) To receive and sign the minutes of the Planning Committee meeting held 26<sup>th</sup> October 2015 (copy attached)

NB: An amendment has been made to the recommendation on 3 Farnaby Drive which was incorrectly recorded.

(b) To receive and consider the minutes of the Neighbourhood Plan Steering Committee Meeting held on 26<sup>th</sup> October 2015 (copy attached)

4 CONSULTATIONS

To receive and consider Sevenoaks District Council proposals for car parking charges for 2016 – 2017 (copy of proposals attached)

5 DEVELOPMENT CONTROL COMMITTEE

To receive and consider sending a representative to the Sevenoaks District Development Control Committee meeting to be held on 12<sup>th</sup> November 2015, 7pm, to speak on the following items:

- i. 15/03019/FUL, Suffolk House, 154 High Street
- ii. 15/02253/FUL, Ragstones, The Vine

6 PLANNING APPEALS

To receive and note the Inspector's split decision on the following appeal

- i. 15/3130560, Wellingtonia, Linden Chase

7 PLANNING APPLICATIONS

(a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

**Members of the public wishing to speak and address the Planning Committee must register to do so stating they wish to speak with the Town Council by 12 p.m. on the date of the meeting.**

(b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 5<sup>th</sup> November 2015 (copy attached).

8 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 26<sup>th</sup> October 2015 at 7pm

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**Present:**

**Committee Members**

Cllr Arnold	Left 7:30pm	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Present
Cllr Canet	Present	Cllr Piper	Present
Cllr Chakowa	Present	Chairman - Cllr Raikes	Present
Cllr Clayton	Present	Cllr Schneider	Present
Cllr Eyre	Apologies	Cllr Towell	Apologies
Cllr Hogarth – Vice Chairman	Present	Cllr Waite	Present
Cllr Mrs Parry	Left 7:15pm	Cllr Walshe	Present

**Also in attendance:**

Town Clerk

Assistant Town Clerk

No members of the public

**PUBLIC QUESTION TIME**

None

242 **REQUESTS FOR DISPENSATIONS**

None

243 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non-pecuniary interest in the following planning applications:

[10] 15/03080/FUL – Town Medical Centre, 25 London Road

[11] 15/03081/LBCALT – Town Medical Centre, 25 London Road

244 **MINUTES**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 12<sup>th</sup> October 2015 be approved and signed.

245 **CONSULTATIONS**

(a) The Committee received and discussed the District Council call for sites.

It was **RESOLVED** that delegated authority be given to the Clerk and Chairman to formulate and issue a response to the consultation.

(b) The Committee received and considered a draft response to the KCC consultation on street lighting.

It was **RESOLVED** that subject to additional points raised at the meeting the draft response be endorsed and forwarded to Kent County Council.

246 **JOINT TRANSPORTATION BOARD CYCLING WORKING GROUP**

The Committee received and considered a letter from the Chairman of the JTB inviting a representative of Sevenoaks Town Council to sit as a member of the Cycling Working Group.

It was **RESOLVED that** Cllr Eyre act as the Town Council's representative at such meetings, and that Cllr Clayton acts as reserve.

247 PLANNING APPEALS

The Committee received and noted the following planning appeals:

- i. 15/3132303 – 98 – 116 London Road

248 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 22<sup>nd</sup> October 2015 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

249 PRESS RELEASE

None

The meeting closed at 7:50pm

CHAIRMAN

# Planning Applications Considered

Applications considered on 26-10-15

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02820/HOUSE	H Weston 04-11-2015	Cllr Arnold	Mr Smythe02035824273
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Rodgers		Glenwood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Erection of a single storey front porch extension, two storey rear extension, single storey Orangery rear extension. Conversion of loft with two small rear dormers and rooflights to the front and two first floor front gable extension.</b>				

**Sevenoaks Town Council recommended approval subject to planning officer being satisfied with the east flank windows, and the arboricultural officer being satisfied with the proximity of the silver birch to the proposed orangery.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02909/FUL	H Weston 02-11-2015	Cllr Piper	Mr Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Popely			4A & 4B Littlecourt Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/15
<b>Conversion of existing building from two self contained flats into one family dwelling, including a two storey rear extension with room within roof space and a single storey side extension. Recessed balcony to rear. Alterations to fenestration.</b>				

**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02967/MMA	J Russell 27-10-2015	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Lewis		The Old School Mews	Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/10/15
<b>Minor material amendment to SE/13/01633/FUL for (Demolition of ancillary buildings and erection of 9 No. two and three bedroom apartments with associated parking and amenity space with new build additions in the form of single storey extensions plus dormers and conservation rooflights to the main buildings) to show alterations to main entrance to include additional landscaping, parking arrangements and bin stores.</b>				

**Sevenoaks Town Council recommended approval of the positive changes which have been implemented to planting in and around the car park. However Sevenoaks Town Council recommended refusal of the complete loss of planting along the Cedar Terrace Road boundary which has left the bin store open to view with loss of visual amenity in the conservation area. Alternative planting or screening to the original plan for trees should be required.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03010/HOUSE	M Besant 02-11-2015	Cllr Parson	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Donald			53 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Three bay parking and paving as existing with facebrick wall and hedge.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the proposed plans are in keeping with the character of the conservation area.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03014/HOUSE	P Dadswell 06-11-2015	Cllr Piper	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Venza			11 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Erection of a two storey rear, front and side extension. Double garage.</b>				

**Sevenoaks Town Council recommended approval.**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03029/HOUSE	H Weston 09-11-2015	Cllr Raikes	Mr W Glass 830430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Politzer			1 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Erection of a single storey side extension.</b>				

**Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied with the tree protection measures proposed.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03038/FUL	Mr M Holmes 02-11-2015	Cllr Parson	Mr Marsden02074098024
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Savills (UK) Ltd			98 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Installation of four external air conditioning units.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03053/FUL	Mr A Byrne 02-11-2015	Cllr Arnold	Mr Garland01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M Potter		Land South Of Blackhall Spinn	Blackhall Lane	Wilderness
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			13/10/15	
<b>Erection of detached five bedroom house and garaging.</b>				

**Sevenoaks Town Council recommended approval subject to a suitable affordable housing contribution and the arboricultural officer being satisfied with the access to the plot.**

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03059/HOUSE	P Dadswell 05-11-2015	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Sweeting		Highcroft	3 Farnaby Drive	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/10/15	

**Demolition of existing garage. Construction of new garage with room over. Two storey side extension. Alterations to fenestration including Juliet balcony to front elevation.**

**Sevenoaks Town Council recommended refusal as the proposal would be unneighbourly and would have detrimental impact on the amenities of neighbouring properties, contrary to policy EN1..**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03080/FUL	P Dadswell 04-11-2015	Cllr Schneider	Surveyors Partnership364
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Town Medical Centre		Town Medical Centre	25 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/10/15	

**Proposed first floor rear infill extension, incorporating position of proposed external air conditioning unit.**

**Sevenoaks Town Council recommended approval.**

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03081/LBCALT	P Dadswell 04-11-2015	Cllr Schneider	Surveyors Partnership364
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Town Medical Centre		Town Medical Centre	25 London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			16/10/15	

**Proposed first floor rear infill extension, incorporating position of proposed external air conditioning unit.**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03083/HOUSE	H Weston 28-10-2015	Cllr Raikes	Anderson North 522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Snell			66 Golding Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/10/15
<b>Proposed part single/part two storey side extension &amp; increased hardstanding for 2 no. parking spaces.</b>				

**Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the impact on no.7 St James's Road has been mitigated against.**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03102/FUL	P Dadswell 10-11-2015	Cllr Canet	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			8 Watercress Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Remove and replace existing windows with white PVCU.</b>				

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03104/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			17 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Remove and replace existing windows with white PVCU.</b>				

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03105/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			15 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Removal of existing and replacement with white PVCU windows.</b>				

**Sevenoaks Town Council recommended approval.**



# Planning Applications Considered

Applications considered on 26-10-15

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03106/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			18 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Remove and replace existing windows with white PVCU.</b>				

**Sevenoaks Town Council recommended approval.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03107/FUL	P Dadswell 10-11-2015	Cllr Raikes	Mr Warner01304 824999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			16 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Removal and replacement of existing windows with white PVCU.</b>				

**Sevenoaks Town Council recommended approval.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03139/FUL	Mr M Holmes 09-11-2015	Cllr Parry	Mr Mckay07738003049
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd			53 & 55 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Installation of new access and erection of a single detached dwelling to the rear. Associated hard and soft landscaping improvements.</b>				

**//Chairman's action//**

**Sevenoaks Town Council recommended approval.**

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03165/FUL	H Weston 02-11-2015	Cllr Schneider	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Rear Of	12 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Minor alterations and infill of archway.</b>				

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 26-10-15

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03172/HOUSE	P Dadswell 04-11-2015	Cllr Hogarth	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Leigh		Mount House	5 Pendennis Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/10/15
<b>Erection of a two storey front extension, single storey front extension and change of cladding from tile hanging to render.</b>				

**Sevenoaks Town Council recommended approval.**

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03173/HOUSE	M Besant 09-11-2015	Cllr Waite	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Glavin		Park Lodge, 2 Vine Lodge Cour	Holly Bush Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>The erection of a single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval subject to the arboricultural officer being satisfied that there is no risk to the mature pine.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03178/HOUSE	H Weston 09-11-2015	Cllr Mrs Walshe	Ms Ledger07967048613
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Rutherford		Hall Lane House	76 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/15
<b>Erection of a single storey rear extension with flat roof and glazed roof lantern.</b>				

**Sevenoaks Town Council recommended approval.**

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03219/HOUSE	M Besant 09-11-2015	Cllr Parry	Mr W Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cleaver		Tanz	40 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/15
<b>Erection of a single storey side extension.</b>				

**Sevenoaks Town Council recommended approval.**

Minutes of the Sevenoaks Town Neighbourhood Development Plan Steering Committee meeting held on the 26<sup>th</sup> October 2015, 6pm, Sevenoaks Town Council Offices

**In attendance:** Cllr Raikes (Chairman), Cllr Hogarth, Cllr Hunter, Cllr Walshe, Roger Walshe, Barry Vanns, John Morrison, Geoff Brown, Glenn Ball, John Ingram, Austin Blackburn, Cllr Piper, Byron Brown, Cllr Parry, Cllr Clayton, Cllr Schneider, Cllr Canet, Elizabeth Dolding, Linda Larter, Hugh D’Alton

**Apologies:** Cllr Purves, Peter Ashwell, Cllr Eyre, Cllr Busvine, Cllr Towell

**1. Declarations of Interest**

None

**2. Minutes of the previous meeting**

Subject to noting that under item 3. Integrated Transport Strategy that there were circa 23 pages of responses to the consultation the minutes of the steering committee meeting held on the 14<sup>th</sup> September were received and approved.

**4. NDP Banner Consultation**

It was noted that two consultation dates had been arranged and volunteers were being sought for 2hr time slots to man the consultation stands.

It was **RESOLVED** that anyone who wished to volunteer contact Hugh D’Alton with the slot(s) they would be able to assist with.

<b>Friday 11<sup>th</sup> December</b>	<b>Sevenoaks Station</b>	1pm -3pm	3pm -5pm	5pm -7pm
<b>Saturday 12<sup>th</sup> December</b>	<b>Stag, Plaza Suite</b>	10am – 12noon	12noon - 2pm	2pm – 4pm

**5. Sevenoaks District Council Call for Sites**

The Committee received and noted a paper on the topic of land allocations within Sevenoaks Town, and the relationship between the District Council review of the Core Strategy and Neighbourhood Development Plan.

It was **RESOLVED** that the following recommendations, subject to ongoing public consultation, be adopted:

- *The Sevenoaks Town Neighbourhood Plan Steering Committee reviews current allocations and new draft allocations (when published), and forms a view on whether additional site-specific guidance and infrastructure requirements are justified.*
- *The Steering Committee considers the list of unsuccessful allocations (due to owner objection) and determines whether allocation can be justified due to the desire of, and benefit to, the wider community.*
- *The Steering Committee carries out a ‘Call for ‘micro’ sites’ capable of supporting <5 units, to build a broader evidence base for the capability of Sevenoaks Town to deliver additional housing / employment space during the plan period.*
- *The Steering Committee considers whether clusters of allocations can be considered together to ensure that a holistic vision is developed for these areas of the town.*

## **6. Dates of future meetings**

It was noted that following dates had been set for future Steering Committee meetings, and that all meetings would begin at 6pm and finish at 6:55pm.

- a. 7<sup>th</sup> December 2015
- b. 18<sup>th</sup> January 2016
- c. 29<sup>th</sup> February 2016
- d. 11<sup>th</sup> April 2016

**Meeting concluded at: 6:52pm**

## **ANNUAL REVIEW OF PARKING CHARGES FOR 2016/17**

### **Direct and Trading Advisory Committee – 6 October 2015**

Report of Chief Officer Environmental and Operational Services

Status: For Consideration

Also considered by: Cabinet 15 October 2015

Key Decision: Yes

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#### **Executive Summary:**

This report is the annual review of parking charges for 2016-17.

It proposes for consultation, revised tariffs in the Council's off-street car parks and in on-street pay and display parking bays.

Helping manage and regulate parking supports the economic vibrancy and viability of Sevenoaks and improves the lives of residents.

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#### **This report supports the Key Aim of:**

The effective management of Council resources and supporting the local economy.

**Portfolio Holder** Councillor Matthew Dickins

**Contact Officer(s)** John Strachan x7310

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#### **Recommendation:**

That the proposals for revised parking charges for 2016-17 be considered by the Committee and its views be submitted for consideration by Cabinet, prior to consultation.

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#### **Reason for recommendation:**

To help regulate and manage the use of on and off street parking facilities in the District; to ensure car parking charges are set to support a sustainable local economy; and, to support services for residents as set out in the approved 10 year budget.

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#### **Introduction**

- 1 This report considers the setting of parking charges in the Council's car parks and the fees for on-street parking. Amongst other measures, it proposes:

- freezing charges at St Johns, St James, Bradbourne, Sennocke, Bevan Place, Park Road, Station Road, Quebec Avenue and Vicarage Hill;
- freezing charges in Swanley and Knockholt;
- freezing on-street charges in Westerham and protecting the three hours free parking at Darent;
- freezing evening charges;
- freezing on-street Resident Permit, Visitor Voucher and Non-Resident Permit charges;
- freezing Season Ticket charges;
- freezing weekday charges at Buckhurst 2;
- opening of the District Council offices car park for free all day parking on Sundays; and,
- allowing customers to stay longer at Buckhurst 1, South Park and Suffolk Way.

## **Background**

- 2 The Council operates a number of public car parks and on street pay and display facilities in towns and villages in the District. It is important to regulate these finite resources in order to balance the needs of parking users, including: commuters, local businesses, residents, shoppers and other visitors including tourists.
- 3 The Council's approach has been to ensure our parking charges are set to encourage people to visit our towns while at the same time promoting a good turnover of parking spaces for the benefit of businesses and visitors.
- 4 This has resulted in high use of the Council's car parks and on-street parking spaces, benefitting retailers. Past studies by the Local Data Company concluded that Sevenoaks town has one of the healthiest high streets in the country with the fewest number of empty shops for a town of its size. The Council's approach to setting parking charges has contributed to this success.
- 5 Many of the Council's car parks were developed some years ago and the cost of maintaining them is increasing. Surfaces, signs, lines, lighting and furniture are becoming damaged, worn out and obsolete. Further operating costs include business rates, utilities and insurance.
- 6 It is important to re-invest in car parks to ensure these assets remain safe and fit for purpose for residents, businesses and visitors alike. Members may wish to consider additional charge increases to help contribute to such improvements.
- 7 The Council's 10 year budget assumes an increase in the levels of income of 2.5% to enable a balanced budget to be delivered. This includes income from parking.

## **Background Information**

- 8 Appendix A provides information on the current parking charges in neighbouring towns and Southeastern Rail car parks.
- 9 Appendix B presents existing parking charges alongside the proposed charges.

## **Sevenoaks Car Parks**

### **Blighs**

- 10 Sevenoaks town remains a thriving shopping centre, containing many popular high street shops and eateries, and many speciality shops, restaurants and pubs. The town has a busy daytime, weekend and evening economy, supported by the car parks and on street parking amenities.
- 11 In 2014 Sevenoaks District Council enabled the development of a new cornerstone Marks and Spencer at Blighs Meadow, helping to underpin Sevenoaks as a popular retail hub.
- 12 There is daily pressure on parking spaces, both on and off street, particularly in Blighs car park which often reaches capacity throughout the week.
- 13 A moderate increase in some hourly rates is proposed, to encourage greater turnover of spaces within the most popular tariff bands. Extending the maximum period to up to 4 hours (from 3 hours) is also proposed to help support longer stays for customers requiring this and willing to pay a higher amount for that convenience.
- 14 Sundays are trading days with restricted hours. The current regime in Blighs often leads to our most popular car park being full prior to shops opening. This is detrimental to footfall, and to businesses within the town. It is proposed that a four hour limit be implemented to manage parking in Blighs on Sundays, whilst continuing to keep it and all town centre car parks free of charge. Along with opening the District Council car park “free of charge” all day Sunday to help local workers.

### **Buckhurst 1, South Park and Suffolk Way**

- 15 A moderate increase in the “up to 2 hours” charge is proposed to provide linear charging in these car parks and greater convenience in the coins required.
- 16 The introduction of an “up to 5 hours” charge is proposed to ease pressure in other car parks, assist part-time workers and to better cater to those wishing to visit the town for combined shopping and eating trips.

### **Buckhurst 2**

- 17 No changes are proposed to weekday charges.
- 18 A moderate increase in the “up to 2 hours” charge is proposed on Saturdays in line with other Sevenoaks town centre car parks.

### **St Johns and St James**

- 19 No changes are proposed to charges at either car park.

### **Bradbourne and Sennocke**

- 20 No changes are proposed to charges at either car park despite the Council continuing to charge significantly less than Southeastern Rail.

### **Swanley and Westerham car parks**

#### **Bevan Place, Park Road and Station Road (Swanley)**

- 21 No changes are proposed to charges at any of these car parks.

#### **Quebec Avenue (Westerham)**

- 22 No changes are proposed to charges at this car park.

#### **Darent (Westerham)**

- 23 To continue to ease pressure on the limited number of on-street spaces, it is proposed that three hours free parking is preserved in this car park.
- 24 Moderate increases in the “up to 4 hours” and “over 4 hours and all day” charges are proposed to help support the cost of expanding this car park and thus improving parking provision in the town.

### **On-street Parking**

- 25 On-street pay and display parking bays operate at capacity throughout the day.
- 26 Moderate increases are proposed in Sevenoaks on the High Street, London Road and South Park as well as The Vine and Plymouth Drive.
- 27 The two hour maximum stay that operates Monday to Saturday will be extended to Sundays, retaining free parking on Sundays but encouraging turnover in the on-street bays.
- 28 No further on street pay and display charge increases are proposed.

### **Resident Permits, Visitor Vouchers and Non-resident Permits**

- 29 Members may wish to note the higher charge for Tunbridge Wells Borough Council’s Residents’ Permits (£60 against £35. However, no changes are proposed to our residents’ permits, season tickets or visitor permits.

### **Key Implications**

#### Financial

- 30 The Council’s 10 year budget assumes a 2.5% increase in the levels of income to enable the delivery of a balanced budget and continued provision of valued services to residents – this includes parking income. Members reduced this figure from 3.5% to reflect the authority’s continuing focus on introducing further efficiencies, increasing investment income and to reflect the national economic climate of recent years. The proposed changes in charges would satisfy this requirement.



### Legal Implications and Risk Assessment Statement

- 31 Changes to the car park charges will require amending the on-street Traffic Regulation Order and the off-street Parking Order.

### Equality Impacts

- 32 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on users.
- 33 Sevenoaks District Council supports the Blue Badge Scheme allowing free parking in its off-street car parks and in on-street pay and display parking bays.

### Community Impact and Outcomes

- 34 Measured and reasonable parking charges encourage the use of more sustainable transport options and healthier lifestyles for journeys to school, work, and visits to shops and other amenities in towns and villages.

### Human Rights

- 35 There are no human rights issues or implications.

### **Conclusions**

- 36 Proposals to review the car parking charges for 2016/17 are detailed in the appendices to this report.

### **Appendices**

Appendix A – Parking Charges for Neighbouring Authorities and Southeastern Rail car parks

Appendix B – Proposals for On and Off-Street Parking Charges

**Richard Wilson**

**Chief Officer Environmental and Operational Services**

Areas for consideration: Review of Fees and Charges 2016-17				
Off Street				
			Current	Revised
1A	Blighs	Up to 30 mins	70p	No Change
		Up to 1 hr	£1.30	£1.50
		Up to 2 hrs	£3	No Change
		Up to 3 hrs	£4.80	£5
		Up to 4 hrs	New	£10
		Evening	£1	No Change
		Sundays – Up to 4 hrs	New	4 hours max stay
1B	Buckhurst 1 South Park Suffolk Way	Up to 1 hr	£1	No Change
		Up to 2 hrs	£1.80	£2
		Up to 3 hrs	£3	No Change
		Up to 4 hrs	£4	No Change
		Up to 5 hrs	New	£4.50
1C	Buckhurst 2 Weekdays	All day	£4.60	No Change
		Evening	£1	
	Buckhurst 2 Saturdays	Up to 1 hr	£1	£2
		Up to 2 hrs	£1.80	
		Up to 3 hrs	£3	No Change
		Up to 4 hrs	£4	
		Over 4 hours and all day	£4.60	
		Evening	£1	
	Buckhurst 2 and South Park Season Tickets	Annual Season Ticket	£859	No Change
		Quarterly Season Ticket	£224.75	
Resident Permit		£35		
1D	Council Offices	Saturdays	Free	Free on Sundays too
2A	St Johns St James	Up to 30 mins	20p	No Change
		Up to 1 hr	40p	
		Up to 2hrs	60p	
		Up to 4 hrs	£1	
		Over 3 hrs and all day	£3.10	
		Annual Season Ticket	£429	
			£117.25	
		Resident Permit	£35	
2B	Bradbourne	All day	£7	No Change
		After 3pm up to 6.30pm	£1.50	
	Bradbourne Season	Annual Season Ticket	£1,110	
		Quarterly Season Ticket	£287.50	
2C	Sennocke	All day	£7	No Change
		Up to 2 hrs	£1	
		After 3pm up to 6.30pm	£1.50	
	Sennocke Season Tickets	Annual Season Ticket	£1,150	
		Quarterly Season Ticket	£297.50	

Areas for consideration: Review of Fees and Charges 2016-17				
Off Street (continued)				
2D	Bevan Place Park Road (not all day) Station Road	Up to 30 mins	30p	No Change
		Up to 1 hr	50p	
		Up to 2 hrs	70p	
		Up to 4 hrs	£1.10	
		Over 4 hrs and all day	£4	
2E	Bevan Place Season Tickets	Annual Season Ticket	£396	No Change
		Quarterly Season Ticket	£109	
2F	Darent	Up to 30 mins	Free	Free
		Up to 1 hr		
		Up to 2 hrs		
		Up to 3 hrs	£1.20	£1.50
		Up to 4 hrs		
Over 4 hrs and all day	£3.10	£3.50		
2G	Quebec Avenue	Up to 15 mins	10p	No Change
		Up to 30 mins	20p	
		Up to 1 hr	50p	
		Up to 2 hrs	70p	
		Up to 4 hrs	£1.20	
		Over 4 hrs and all day	£3.10	
2H	Vicarage Hill	Up to 15 mins	10p	No Change
		Up to 30 mins	20p	
		Up to 1 hr	60p	
		Up to 2 hrs	£1.50	

£1.10 Changed in 2015

Areas for consideration: Review of Fees and Charges 2016-17				
On Street				
			Current	Revised
3A	High Street London Road South Park	Up to 30 mins	20p	40p
		Up to 1 hour	60p	80p
		Up to 2 hours	£1.30	£1.40
		Sunday	New	2 hours max stay
3B	Sevenoaks Town The Vine Plymouth Drive	Up to 30 mins	20p	No Change
		Up to 1 hour	60p	
		Up to 2 hours	£1.30	
		Over 2 hrs and all day	£2.60	
3C	Sevenoaks Station Moorwood Close (West)	Up to 30 mins	20p	No Change
		Up to 1 hour	60p	
		Up to 2 hours	£1.30	
		Up to 4 hours	£2.40	
3D	Sevenoaks Station St Botolphs Ashley Close Moorwood Close (East)	Up to 30 mins	20p	
		Up to 1 hour	60p	
		Up to 2 hours	£1.30	
		Up to 4 hours	£2.40	
		Over 4 hrs and all day	£5.50	
3E	Sevenoaks District Resident Parking Permits	First	£35	
		Second	£70	
		Third	£125	
		Fourth	£250	
3F	Resident Visitors	Book of 5	£6	
3G	Non-Resident Parking	Town Annual	£270	
		Town Half Yearly	£135	
		Town Quarterly	£67.50	
		Station (West) Annual	£765	
		Station (West) Half Yearly	£382.50	
		Station (West) Quarterly	£191.25	
		Station (East) Annual	£650	
		Station (East) Half Yearly	£325	
Station (East) Quarterly	£162.50			
4A	Knockholt	All Day	£3.50	
		After 2pm up to 6pm	£2.40	
4B	Swanley Station Azalea Road Godsel Road	Up to 30 mins	20p	
		Up to 1 hour	60p	
		Up to 2 hours	£1.30	
		Up to 4 hours	£2.40	
		Over 4 hours and all day	£3.50	
4C	Westerham On Street The Green The Grange Market Square	15 minutes	10p	
		30 minutes	20p	
		1 hour	60p	
		2 hours	£1.50	
4D	Westerham On Street Fullers Hill Croydon Road	15 minutes	10p	
		30 minutes	20p	
		1 hour	60p	
		2 hours	£1.50	
		3 hours	£2.50	



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Mr A Byrne  
Email: SouthParishComments@sevenoaks.gov.uk  
My Ref: SE/15/03019/FUL  
Your Ref: MR BEN PAUL  
Date: 3rd November 2015

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** Suffolk House 154 High Street Sevenoaks Kent TN13 1XE

**Development:** Installation of 2 No. additional dormer windows and 1 No velux rooflight to the Front (South) elevation to match existing size and materials. Installation of 6No. Photovoltaic (PV) Panels to the front (South) elevation.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **12th November 2015** at 7.00 pm.

The Council operates a system of public speaking at meetings of the Committee. An electronic version of the "Speaking on Planning Applications" leaflet is available via the Council's Website, [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk). Alternatively, a paper copy of this leaflet can be obtained from the Planning Reception at Sevenoaks District Council Offices.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with the **Council's Contact Centre on 01732 227000**, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

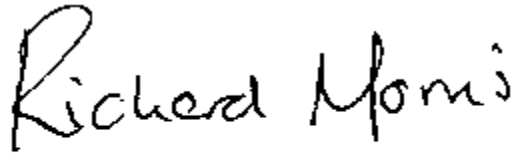
Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team By the end of the day BEFORE the meeting date (email: [DC.Committee@sevenoaks.gov.uk](mailto:DC.Committee@sevenoaks.gov.uk)). This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

Copies of the committee agenda, including the report relevant to this application, will be

Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

available in reception on the night of the meeting. Alternatively a copy of the report can be obtained from the Democratic Services Team, 5 working days before the committee date, subject to normal planning copying charges. If you wish you can view and download a copy of the report 5 working days before the Committee Date, via the Council's Web Site, [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly slanted style.

**Richard Morris**  
**Chief Planning Officer**

# Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
<b>SE/15/03019/FUL</b>	<b>Mr A Byrne 23-10-2015</b>	<b>Cllr Schneider</b>	<b>Mr Paul 07753224220</b>
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
<b>Ms L Keating</b>	<b>Suffolk House</b>	<b>154 High Street</b>	<b>Town</b>
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 06/10/15

Installation of 2 No. additional dormer windows and 1No. Velux rooflight to the front (South) elevation to match existing size and materials. Installation of 6No. Photovoltaic (PV) Panels to the front (South) elevation.

*Comment on* 12/10/15

No. of days taken to comment 6

Sevenoaks Town Council recommended approval.

*Decision on*

*Appeal on*

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The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Joanna Russell  
Email: SouthParishComments@sevenoaks.gov.uk  
My Ref: SE/15/02253/FUL  
Your Ref:  
Date: 3rd November 2015

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** Ragstones 1 The Vine Sevenoaks Kent TN13 3SY

**Development:** Demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **12th November 2015** at 7.00 pm.

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If a representative from the Parish/Town Council would like to speak on the application, please register your interest with the **Council's Contact Centre on 01732 227000**, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

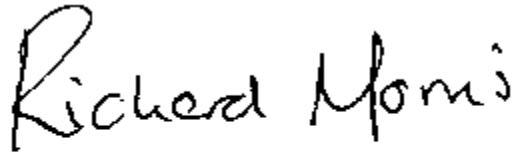
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Copies of the committee agenda, including the report relevant to this application, will be available in reception on the night of the meeting. Alternatively a copy of the report can

Chief Executive: Dr. Pav Ramewal  
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Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

**Richard Morris**  
**Chief Planning Officer**

# Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/15/02253/FUL	J Russell 24-08-2015	Cllr Busvine	Mrs Gregson016222966
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Beckingham	Ragstones	1 The Vine	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 05/08/15

Demolition of existing building and erection of 6 new build apartments with undercroft parking and associated landscaping and visitor parking.

*Comment on* 17/08/15

No. of days taken to comment 12

Sevenoaks Town Council recommended approval, subject to:

- i) The Planning Officer being satisfied that the extension to the rear elevation and increase in car parking would not have an adverse impact on neighbouring properties
- ii) The Conservation Officer being satisfied that the materials specified would be in keeping with the Conservation Area
- iii) The Arboriculturalist being satisfied with the treatment of the Holm Oak TPO.

*Decision on*

*Appeal on*

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# Appeal Decision

Site visit made on 23 October 2015

**by H Lock BA(Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 29 October 2015**

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## **Appeal Ref: APP/G2245/D/15/3130560**

### **Wellingtonia, Linden Chase, SEVENOAKS, Kent, TN13 3JU**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr and Mrs Tarasheva against the decision of Sevenoaks District Council.
  - The application Ref. SE/15/00485/HOUSE was refused by notice dated 2 June 2015.
  - The development proposed was originally described as 'conversion of existing garage into habitable accommodation including new window positions and construction of new detached double garage'.
- 

### **Procedural Matter**

1. Notwithstanding the description of development set out above, which is taken from the application form, it is clear from the plans and description set out on the appeal form that the development also includes the 'erection of single storey extension joining existing garage to host property and alterations to fenestration'. The Council dealt with the proposal on this basis and so shall I.

### **Decision**

2. The appeal is dismissed insofar as it relates to the construction of new detached double garage. The appeal is allowed and planning permission is granted insofar as it relates to the conversion of existing garage into habitable accommodation including new window positions, erection of single storey extension joining existing garage to host property and alterations to fenestration, at Wellingtonia, Linden Chase, SEVENOAKS, Kent, TN13 3JU, in accordance with the terms of the application, Ref. SE/15/00485/HOUSE and the plans submitted with it so far as relevant to that part of the development hereby permitted, and subject to the following conditions:
    - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
    - 2) The development hereby permitted shall be carried out in accordance with the following approved plans so far as relevant to that part of the development hereby permitted: 4737-PD-01; 4737-PD-02; 4737-PD-05; and 4737-PD-06.
    - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
-

## **Main Issues**

3. The main issues are the effect of the proposal on the character and appearance of the street scene.

## **Reasons**

4. The appeal proposal is a detached house with a linked garage projecting forward of the dwelling, and set back from the roadside in a landscaped front garden. The appeal property is located within an area which the Council has designated as the Linden Chase/Woodside Road Character Area, and identified in the adopted Supplementary Planning Document, 'Sevenoaks Residential Character Area Assessment' 2012 (CAA).
5. The appearance and setting of the appeal site reflects the analysis set out in the CAA, with houses set back from the road behind hedged and treed front gardens. The CAA advises that the area has an informal rural character, and that the character of the lanes is unified not by the buildings themselves, but by the verdant landscape framework and the discrete appearance of buildings.
6. The Council raises no objections to the infill extension and conversion of the existing garage, and due to the availability of alternative space for vehicle parking on site I share this assessment. However, the proposed replacement garage would be set significantly in front of the dwelling in a prominent position in relation to the road. Many garages in the vicinity are in front of the houses they serve, but tend to be positioned near to those dwellings, thereby retaining deep and open front gardens. Although there is mature boundary planting at the appeal site and within the front garden, the dwelling and its driveway can be seen through gaps in the roadside planting and across the open expanse of the driveway entrance.
7. The area where the garage would be sited is slightly elevated above the road. Whilst I acknowledge that the flat-roofed design of the proposed garage seeks to minimise its impact on the street scene, it would nonetheless be a large, visible and dominant addition. The existing planting would not mitigate the visual impact, and the proposal would materially reduce the openness at the site which contributes to the character and appearance of the wider street scene. This would conflict with the aims of Policy SP 1 of the Sevenoaks Core Strategy 2011 (CS), which seeks high quality design which responds to the distinctive local character of the area in which it is situated, and with ADMP Policy EN1<sup>1</sup>, which requires amongst other criteria, the form of development to respond to the scale and site coverage of the area, and for its layout to respect the character of the site and surrounding area.
8. The appellants have drawn attention to other examples of garages in forward positions in Linden Chase. These examples are noticeable in the street scene, partly because they are at odds with the generally more open frontages which prevail along Linden Chase. Highly visible and prominent modern development is identified as a negative feature of the area in the CAA. Furthermore, these examples appear to have been granted planning permission prior to the adoption of the Sevenoaks Residential Character Area Assessment in 2012, and

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<sup>1</sup> Policy EN1 of the Sevenoaks District Council Allocations and Development Management Plan, February 2015 (ADMP)

therefore do not justify acceptance of the appeal proposal. The more recent examples cited by the appellants are not within the Linden Chase/Woodside Road character area, and are not directly comparable with the appeal proposal.

9. I therefore conclude that the proposed garage would adversely affect the character and appearance of the street scene, contrary to the aims of CS Policy SP 1 and ADMP Policy EN1, and guidance in the CAA. However, I find that the proposed alterations and infill extension associated with the conversion of the existing garage would have no adverse impact in this regard, and I therefore intend to issue a split decision.

### **Other Matters**

10. An Area Tree Preservation Order relates to trees within Linden Chase and Linden Chase Road. The Council's Tree Officer raised no objections to the proposal based on the submitted arboricultural survey, and I conclude that the retention of Preserved Trees in the vicinity would not be undermined by the appeal proposal.

### **Conditions**

11. In addition to the standard time limit, for the avoidance of doubt and in the interests of proper planning I also impose a condition specifying the approved plans. I also attach a condition in respect of the use of matching materials, in the interests of the appearance of the development and its setting.

### **Conclusion**

12. For the reasons given above I conclude that the appeal should be allowed in part and dismissed in part.

*H Lock*

INSPECTOR

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# Planning Applications to be Considered

Planning Applications received to be considered on 09 November 2015

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02916/HOUSE	H Weston 10-11-2015	Cllr Arnold	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Beesley		Craigower	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/15
<b>Demolition of existing detached garage &amp; erection of replacement. Erection of part single, part double storey side &amp; rear extensions. Loft conversion &amp; extension. Associated landscaping to front and rear.</b>				

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/02991/HOUSE	P Dadswell 16-11-2015	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Brough			152 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/15
<b>Proposed development is a length of kerb to be dropped at the front of 152 London Road to allow vehicle access.</b>				

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03005/ADV	M Besant 13-11-2015	Cllr Parson	Miss Long01923 811999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Mareri		Zizzis, Alexander House	35-37 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>New signage.</b>				

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03056/HOUSE	M Besant 13-11-2015	Cllr Busvine	Mr Horn 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Reeve			44 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Demolition of existing conservatory. Erection of a single storey rear extension, roof alterations to provide 3 new dormers and removal of chimney. Erection of a detached garage/garden building.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 November 2015

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03103/FUL	P Dadswell 10-11-2015	Cllr Canet	Mr Warner01304 842999
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			6 Watercress Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/15
<b>Remove and replace existing windows with white PVCU.</b>				

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03108/MMA	Mr M Holmes 17-11-2015	Cllr Piper	Mrs Thomas0792115097
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Beckett			25 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/15
<b>Minor material amendment to application SE/14/03156/FUL for the Demolition of the existing detached garage and the erection of a replacement garage to 25 and the erection of a new detached chalet bungalow to the rear of no. 25 and a new access driveway to the side of the existing property to show the new positions for the garages.</b>				

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03128/HOUSE	P Dadswell 23-11-2015	Cllr Eyre	Mr Shaw01342 838060
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Spurway			48 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/15
<b>The extension of the raised decking to the rear and side of property.</b>				

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03186/HOUSE	M Besant 16-11-2015	Cllr Parry	Mr Langer01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G De Sisto			51 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Single storey rear and side extensions. Loft conversion to habitable space with roof alterations, New dormer and rooflights. New porch to north and south. Fenestration alterations.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 November 2015

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03187/FUL	Mr A Byrne 13-11-2015	Cllr Raikes (OOW)	Mr Mineham01634226560
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
McCulloch Homes		Raleys Centre	Plymouth Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Demolition of existing leisure/recreational buildings and erection of 5 detached houses, associated detached garages and access drive.</b>				

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03204/FUL	H Weston 12-11-2015	Cllr Piper	Mr McKay07738003049
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Hochman		Hurst	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Demolition of existing 2-storey dwelling; Erection of replacement 2-storey dwelling with basement accommodation; Extinguish existing access and relocate new access to Eastern side onto Clenches Farm Road; Erection of detached single storey double garage; Associated hard and soft landscaping improvements.</b>				

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03206/FUL	H Weston 20-11-2015	Cllr Schneider	Ms J Andrews 456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Fleet			146A And 146B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/11/15
<b>Provision of hard standing for two car parking spaces with vehicle crossing/dropped kerb and associated works.</b>				

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03230/ADV	Mr A Byrne 19-11-2015	Cllr Parson	Miss Arch 01604 640602
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Harris		Specsavers	93 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/15
<b>New signage.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 November 2015

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03231/FUL	Mr M Holmes 18-11-2015	Cllr Busvine	Mrs Gregson0780105519
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks (THH) LLP		Tubs Hill House	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/15
<b>Roof extension to form 8 duplex apartments.</b>				

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03242/HOUSE	H Weston 13-11-2015	Cllr Piper	Mr Anderson522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Middleton		White Cottage	12 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Demolition of existing side extension. Erection of a two storey side extension and extension of existing bedroom in loft with new dormers.</b>				

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03245/FUL	Mr A Byrne 11-11-2015	Cllr Schneider	Miss Parsons0797711853
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Wetton Cleaning Services		Estate House	2 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/15
<b>To install 1no. two storey temporary Portakabin Pacemaker building and 1no. two storey temporary Portakabin Solus building to be used as office accommodation. To be hired from Portakabin Ltd for a period of 22 weeks only.</b>				

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03250/HOUSE	P Dadswell 17-11-2015	Cllr Towell	Mr Cartwright0794447933
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Davies			12 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/15
<b>Demolition of single storey rear extension, side dormer and outbuilding. Erection of a single storey rear and two storey side extension. Erection of a porch and change of entrance to the front elevation. Internal alterations and alterations to fenestration.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 November 2015

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03260/HOUSE	H Weston 13-11-2015	Cllr Hogarth	Mr Kenvin 350237
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N McInerney			3 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Erection of a part single/part two storey extension over garage.</b>				

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03268/HOUSE	R Fellows 16-11-2015	Cllr Mrs Walshe	Mr Ypma01892 671950
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Stuart			8 Knole Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Erection of a single storey rear extension. New steps to front door. New windows to rear and flank elevations. Internal alterations and partial conversion of garage.</b>				

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03283/FUL	P Dadswell 16-11-2015	Cllr Busvine	Mr M Harmer (N/A)
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Mullen			105 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Replacement of existing timber and UPVC soffit and fascia to pitched roof with new powder coated (matt white) aluminium soffit and fascia boards. Profile to match existing.</b>				

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03286/HOUSE	R Fellows 19-11-2015	Cllr Parry	Mr Bray01962 865344
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Davis		Montcalm	Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/15
<b>Single storey side and rear extension; single storey front infill extension and porch canopy; loft conversion and addition of a dormer window and rooflights; replacement windows throughout; internal remodelling; associated hard and soft landscaping.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 November 2015

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03288/HOUSE	M Besant 16-11-2015	Cllr Mrs Parry	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Martin			21 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/15
<b>Demolition of existing side and rear extensions. Erection of a single storey side and rear extension. Heightening of roof line to accommodate the creation of a first floor level, addition of dormers and rooflights. Alterations to fenestration.</b>				

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03311/FUL	Mr A Byrne 16-11-2015	Cllr Waite	Miss Parsons0161956412
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
H3G UK Ltd		Telecommunications Mast At Kno	Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/15
<b>Replacement the existing telegraph pole with an upgraded Phase 4 monopole with wrap around diplexor cabinet at base, the removal of the existing MHA cabinet, the installation of a Pogona cabinet located at ground level, and associated development.</b>				

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03318/MMA	Mr A Byrne 20-11-2015	Cllr Schneider	Mr Chauhan01582461060
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Dixon		Land North Of	Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/15
<b>Minor material amendment to appeal APP/G2245/A/13/2209911 (relating to application SE/11/01878/FUL for Erection of a new Care Home) to show amendments to: parking layouts, pathways, approach to home, retaining wall design, service area.</b>				

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03333/FUL	Mr M Holmes 20-11-2015	Cllr Canet	Mrs Gregson0780155198
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Leahy		Capital House	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/15
<b>Erection of a two storey side extension with undercroft parking to accommodate two additional residential units. An addition of third floor to existing two storey building to accommodate an additional residential unit. Modifications to existing facade and associated landscaping.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 November 2015

<b>25</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03353/HOUSE	R Fellows 19-11-2015	Cllr Eyre	Mr Bolt 02073 549268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs H Ferguson			11 Clare Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/15
<b>Proposed dropped kerb forming new parking space.</b>				

<b>26</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03355/HOUSE	M Besant 20-11-2015	Cllr Parry	Mrs Austin07866962268
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Cluley			118 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/15
<b>Demolition of existing pool house and erection of a new sun room with link to main house. The erection of a single storey front extension.</b>				

<b>27</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03356/FUL	Mr A Byrne 20-11-2015	Cllr Parson	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Thompson			46 South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/15
<b>Conversion of an existing storage area into a self-contained 45 sqm studio flat.</b>				

<b>28</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/15/03357/MMA	H Weston 19-11-2015	Cllr Eyre	Mr Langer01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Smith		Beaconhurst	18 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/10/15
<b>Minor material amendment to SE/14/03859/HOUSE (Demolition of garage, sheds. Erection of two storey extension to front and single storey extension to side. Replacement of dormer with two dormers, installation of roof lights and lantern. New garage.) to show amendments to: height of the timber frame extension, alterations to fenestration and construction of the store adjacent to the winter garden.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 09 November 2015

<b>29</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03359/HOUSE</b>	R Fellows 20-11-2015	Cllr Parry	Mr Simmons0776049511
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Frangos			45 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/15
<b>Construction of 3 steps, raised hardwood platform, swimming pool, limestone terrace and garden structure to rear garden.</b>				

<b>30</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/15/03399/HOUSE</b>	H Weston 24-11-2015	Cllr Waite	Anderson North522455
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hunt			61 Seal Hollow Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/15
<b>Erection of a first floor rear extension.</b>				